



Application for

Project Plan Application/Amendment

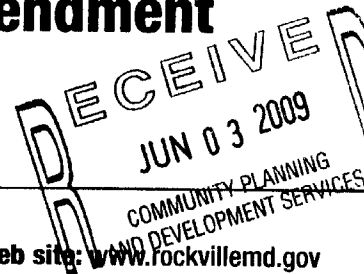
PJT

2/09

City of Rockville
Department of Community Planning and Development Services

111 Maryland Avenue, Rockville, Maryland 20850

Phone: 240-314-8200 • Fax: 240-314-8210 • E-mail: Cpds@rockvillemd.gov • Web site: www.rockvillemd.gov


Type of Application:
☒ Project Plan

☐ Project Plan Amendment (major)

☐ Project Plan Amendment (minor)

Please Print Clearly or Type

 Property Address information 9110 Darnestown Road (9150/9110/9104 Darnestown Road)

 Subdivision Ivy Woods

 Lot (S) 15

 Block A

 Zoning R-200

 Tax Account (S) 00055256
00050232
00148236
Applicant Information:
Please supply Name, Address, Phone Number and E-mail Address

 Applicant Kol Shalom c/o Deb Finkelstein 10301 Grosvenor Place #L6, Rockville, MD 20852 (301) 493-8198
deb@kolshalom.com

 Property Owner Kol Shalom c/o Deb Finkelstein 10301 Grosvenor Place #L6, Rockville, MD 20852 (301) 493-8198
deb@kolshalom.com

 Architect Shinberg-Levinas c/o Salo Levinas 4733 Bethesda Avenue #550, Bethesda, MD 20814 (301) 652-8550
salo@shinberglevinas.com

 Engineer MHG, P.A. c/o Mike Plitt 9220 Wightman Road Suite #120, Montgomery Village, MD 20886 (301) 670-0840
mplitt@mhga.com

Attorney _____

 Project Name Kol Shalom Synagogue

 Project Description Please see attached project description
STAFF USE ONLY
Application Acceptance:

 Application # ~~PJT~~ PJT 2009-00801

 Pre-Application PAM 2009-00001

 Date Accepted 6/3/09

 Staff Contact CAS/MARGARET

OR

Application Intake:

Date Received _____

Reviewed by _____

Date of Checklist Review _____

 Deemed Complete: Yes ☐

 No ☐

Application Information:**Level of review and project impact:**

This information will be used to determine your projects impact, per section 25.07.02 of the Zoning Ordinance for Project Plan and Site Plan applications only.

Tract Size 4.812 acres, # Dwelling Units Total N/A Square Footage of Non-Residential N/A 30,379
 Residential Area Impact 100 %
 Traffic/ Impact/trips 82

Proposed Development:

Retail 0 Sq. Footage Detached Unit N/A Parking Spaces 105
 Office 0 Sq. Footage Duplex N/A Handicapped 3 (included in 105)
 Restaurant 0 Sq. Footage Townhouse N/A # of Long Term N/A
 Other 30,379 Sq. Footage Attached N/A # of Short Term N/A
 Multi-Family N/A
 Live N/A
 MPDU N/A

Existing Site Use(s) (to include office, industrial, residential, commercial, medical etc.) _____
 vacant _____

Estimated Points Total:

To complete the table below, use the information that you provided above to calculate your total points from the chart below.

Points/Elements	1	2	3	4	Points
Tract size - Acres	1 or fewer	1.1 to 2.5	2.6 to 5	5.1 or greater	3
Dwelling Units	5 or fewer	6 to 50	51 to 150	151 or greater	N/A
Square Footage of Non-Residential Space	5,000 or fewer square feet	5,001 to 10,000 square feet	10,001 to 50,000 square feet	50,001 or greater square feet	3
Residential Area Impact	No residential development in a residential zone within 1/4 mile of the project	35% of area within 1/4 mile of the project area is comprised of single-unit detached residential units	65% of area within 1/4 mile of the project area is comprised of single-unit detached residential units	Development is within single-unit detached unit area.	4
Traffic Impact - Net new peak hour trips	Fewer than 30 trips	30-74 trips	75-149 trips	150 or more trips	3
Points Total*					13
The total of the points determine the level of notification and the approving authority .					

Based on The Impact Total Your Project will be:

- ☒ Project Plan Amendment
☐ Project Plan Amendment (major)
☐ Project Plan Amendment (Minor)

Previous Approvals: (if any)

Application Number	Date	Action Taken
Use 2001-00631	7-01	Approved with conditions
<i>Residential Care Facility</i>		

A letter of authorization from the owner must be submitted if this application is filed by anyone other than the owner.
 I hereby certify that I have the authority to make this application, that the application is complete and correct and that I have read and understand all procedures for filing this application.

Deb Dunkelstein *4/8/09*
 Please sign and date

Application Checklist:

The following items are to be furnished as part of this application:

- ☒ Completed Application
- ☒ Filing Fee (to include Sign Fee)
- ☒ Pre-Application Meeting Number PAM2009-00001 and Documentation (Development Review Committee Mtg. notes)
- ☒ Proposed Area Meeting Date June May, 2009 including location JSSA - 200 Wood Hill Road, Rockville
- ☒ Concept Site development plan, prepared and certified by a professional engineer. (Twelve (12) copies - Fifteen (15) if on a state highway: (size 24 x 36)(folded to 8 1/2 X 11)
- ☒ Approved NRI/FSD (Natural Resources Inventory/Forest Stand Delineation Plan)
- ☒ Preliminary Building Elevations & Floor Plan (3 copies)
- ☒ CTR (Comprehensive Transportation Review) Report –with fee acceptable to Public Works (copy to CPDS). *done*
- ☒ Concept Landscape Plan (6 copies) (size 24" X 36") (folded to 8 1/2" X 11").
- ☒ Preliminary Forest Conservation Plan (FCP)
- ☒ Approved Stormwater Management Concept Plan
- ☒ Project narrative to include statement of justification that addresses compliance with all relevant Sections of the Zoning Ordinance, including but not limited to:
 - Comprehensive Master Plan and other plan regulations
 - Master Plan other Plans and Regulations
 - Mixed Use Development Standards, including Layback slope and shadow study (Section 25.13)
 - Landscape, Screening and Lighting Manual
 - Adequate Public Facilities (Section 25.20)
 - Parking (Section 25.16)
 - Signs (Section 25.18)
 - Public use space (Section 25.17)
 - Water and sewer information for hydraulic review
- ☒ Additional information as requested by staff
- ☒ Electronic Version of all materials (pdf format acceptable)

Comments on Submittal: (For Staff Use Only)

SHINBERG LEVINAS

PROJECT TEAM
CONSULTING ENGINEERS
ARCHITECTS

12000 WOODBURN AVENUE
SUITE 100
ROCKVILLE, MD 20850-4000
(301) 761-1000

PROJECT NO. 00-010
DATE: 01/09/2018

Project Plan Submission Narrative

Kol Shalom

This narrative is intended to address compliance with all major City of Rockville Zoning requirements. While this narrative is not exhaustive in its description, the team makes every effort to demonstrate compliance and will provide any additional requested information if/when notified.

Comprehensive Master Plan and other plan regulations

Kol Shalom will house religious services, religious school classes, administrative functions, and various receptions. Major facilities include:

- entrance plaza, lobby, and vestibule
- eight classrooms for religious school
- outdoor playground
- administrative wing with offices for permanent staff
- two meeting/conference rooms
- sanctuary
- social hall for various functions, rentable by the public for receptions, weddings, etc.
- full-service kosher kitchen
- recycling separation area

The site is located in Single Residential Unit Zone R-90 where religious use is permitted by right. The plan/building/site:

- meets the 9,000 sf minimum lot area requirement – site is 197,637 sf
- meets all minimum setback requirements
- is under the maximum height of 35' – proposed front setback 35', proposed side yard setback 60', proposed rear yard setback 55'
- does not exceed maximum lot coverage of 25% - proposed lot coverage = 15%
- does not exceed maximum impervious front yard area of 30% - See Civil

Landscape and Screening

- approved NRI/FSD (Natural Resources Inventory/Forest Stand Delineation Plan) has been submitted
- Forest Conservation Plan has been submitted
- Concept Landscape Plan is part of this Project Plan Submission
- Minimum levels of perimeter and parking island landscaping are met – See Civil drawings
- does not exceed maximum impervious front yard area of 30% - See Civil
- Rooftop mechanical equipment shall be screened from view

Lighting

Lighting shall conform to the Dec. 1, 2008 Landscaping, Screening, and Lighting Manual. Design will meet the requirements for, but is not necessarily limited to:

- light shielding /full-cut off luminaires
- light pole height (no taller than building whose area they illuminate)
- efficacy
- power density
- minimum lighting requirements for parking facilities

Adequate Public Facilities

Kol Shalom shall meet all requirements for Adequate Public Facilities as described in Zoning Ordinance Article 25.20.

Parking

As a religious facility in an R-200 zone, Kol Shalom is required to have 1 space per every 300 square feet of building. At approximately 33,000 gross square feet, this will require 111 parking spaces. The plan now calls for 111 parking spaces.

Signs

The Kol Shalom sign will conform to all City of Rockville signage requirements as detailed in section 25.18 of the Zoning Ordinance. The sign is less than 3'-6" above grade, is approximately 12' long, and is less than 24 square feet. The sign is just to the east of the parking lot entrance and will be visible to traffic approaching from both directions. The sign is located 10' south of the property line.

Public Use Space

All public space that is part of Kol Shalom shall meet the requirements for Zoning Section 25.17 including, but not limited to: sidewalks, accessibility, lighting, screening, and landscaping.

Water and Sewer Information

Peak domestic water flow is estimated to be 150.00 GPM.

Fire sprinkler flow is estimated to be 750.00 GPM.

Standpipe flow is estimate to be 0.00 GPM.